



224057 Township Road 652 Rural Athabasca County Alberta

\$659,000

Perfect country home! The long scenic driveway winds it way back to a completely private yard site. 73.96 acres, already developed with all the outbuildings, corrals, pasture and privacy one could ever desire. Only minutes south of town, the yard is completely hidden from any neighbours, with an amazing view across your own private pasture. Some outbuildings have metal roof and siding, are in excellent condition with plenty of life left in them. Double detached garage closest to the house is 24 ft x 24 ft, concrete floor. Second detached garage 50 ft x 32 ft, with concrete floor. 3 sided open pole shed 42 ft x 30 ft for large equipment. 47 ft x 34 ft shop is finished with concrete floor. Fenced with pasture, corrals and a watering bowl. Just under half of the land is open with a mixture of hay and pasture, small portion of sand and gravel. Home has just over 2800 sq ft of living space with spacious kitchen, dining and living room with access to the partially covered wrap around deck. Laundry, 2 bedrooms and bathrooms on the main level. Basement has a partially finished family room with wet bar, 2 more bedrooms, bathroom, and second laundry room with extra storage. Large 3 season porch/entrance. Home is equipped with an outdoor wood boiler system (in-floor heat), with natural gas furnace for back up. Another added feature is the outdoor hydraulic lift to provide easy access for family members with mobility issues, or to move large furniture. (id:6769)

Bedroom 15.08 Ft x 11.50 Ft
Family room 16.25 Ft x 29.08 Ft
Laundry room 18.67 Ft x 17.58 Ft
3pc Bathroom 8.50 Ft x 5.67 Ft
Bedroom 11.50 Ft x 10.08 Ft
Furnace 12.25 Ft x 12.08 Ft
Other 12.33 Ft x 23.17 Ft
Living room 19.17 Ft x 14.58 Ft

Primary Bedroom 11.50 Ft x 17.25 Ft
Bedroom 8.75 Ft x 10.58 Ft
2pc Bathroom 3.42 Ft x 7.42 Ft
4pc Bathroom 8.08 Ft x 8.75 Ft
Other 17.33 Ft x 11.58 Ft
Laundry room 6.25 Ft x 8.67 Ft
1pc Bathroom 3.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
3% REALTY PROGRESS

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000
Fax:
executive@eliterealestate.ca